

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

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**Contra
Costa
County**



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August 20, 2020

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** 2063 Olympic Blvd. 2-Lot Subdivision
- 2. County File Number:** #MS19-0003
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Sean Tully, Principal Planner
(925) 674-7800
- 5. Project Location:** 2063 and 2055 Olympic Boulevard
Walnut Creek, CA 94595
APN: 184-302-003 and 184-302-004
- 6. Applicant's Name, Address, and Phone Number:** Donald Gieseke
30 Garron Court
Walnut Creek, CA 94596
925-935-6030
- 7. Description of Project:** The applicant requests approval of a tentative map to subdivide a 20,000 square-foot parcel (APN 184-302-003) into two 10,000 square-foot residential parcels. The project also includes the following secondary elements:

- Removal of up to seven trees, and work within the dripline of up to eight trees

- Demolition of three residential buildings, one detached garage, and three shed structures
- Roadway improvements along Olympic Boulevard
- Installation of approximately 140 linear feet of 16-foot wide paved driveway
- Establishment of a 20-foot Access and Utility Easement over Parcel-A
- Establishment of a 5-foot public utility easement along the frontage of Parcel-A
- Establishment of a 5-foot public utility easement on the parcel identified as 2055 Olympic Boulevard (APN: 184-302-004), to allow for underground stormdrain infrastructure extensions
- New connections to existing water, stormdrain, and sanitary sewer mains within Olympic Boulevard
- Future construction of one single-family residence on each resultant parcel.
- Annexation into Community Facilities District 2010-1 for Countywide Street Light Financing

8. Surrounding Land Uses and Setting:

Surrounding Area: The subject property is located within an urban and developed area of unincorporated Walnut Creek, in central Contra Costa County. The surrounding area consists mostly of residentially zoned and developed parcels ranging in size between approximately 6,000 and 30,000 square feet in area, and that have been developed with single-family residences and accessory structures. However, there are also alternate land uses located in the neighborhood such as a swim club, a place of worship, and a preschool.

Subject Property: The subject project site consists of two properties. The first parcel is a 20,000 square foot property identified as 2063 Olympic Boulevard (APN: 184-302-003). This is a relatively flat rectangular parcel that has been developed with three residential dwelling units, a detached garage, and other accessory structures. The majority of the property that is not occupied by buildings has been improved with paved surfaces that serve as off-street parking areas for the multiple dwelling units. The southern portion and eastern boundary of this parcel are lined with mature trees.

The second property is a 15,000 square foot parcel identified as 2055 Olympic Boulevard (APN: 184-302-004), and that is under common ownership. This also is a relatively flat rectangular parcel, that has also been developed with a large residential dwelling that is centrally located on the property. This parcel also has mature trees spread along both its eastern and western property lines.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

A copy of the Mitigated Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/Public-Input>

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Monday August 24, 2020**, and extend to **5:00 P.M., Wednesday, September 23, 2020**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Sean Tully
30 Muir Road
Martinez, CA 94553

or;

via email to sean.tully@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. The hearing will be held online, with public participation available via online access or via telephone. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7800, or email at sean.tully@dcd.cccounty.us.

Sincerely,



Sean Tully
Principal Planner

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map